



PECLPZ

Application: 20220209

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

To: **Curtis, Goldwyn Knight Property Group Limited**
C/O Mr Andrei Nazarov, DRAWNHOUSE LTD
91 Caistor Park Road
Stratford
London
E15 3PR

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 25th February 2022 the use, operation or matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **WOULD HAVE BEEN LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

The proposed rear dormer and front roof lights falls within Schedule 2, Part 1, Class B, C & G of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

First Schedule

Application for Lawful Development Certificate for proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.

Second Schedule

17 Lynton Road South
Gravesend
Kent
DA11 7NF

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- o Application Form Received 25/02/2022;
- o Drawing 00 (Site Location Map) 25/02/2022;
- o Drawing 09 (Proposed Elevations) 25/02/2022;
- o Drawing 03 (Existing Section AA) 25/02/2022;
- o Drawing 05 (Proposed First Floor Plan) 25/02/2022;
- o Drawing 04 (Proposed Ground Floor Plan) 25/02/2022;
- o Drawing 06 (Proposed Loft Plan) 25/02/2022;
- o Drawing 0011 (Proposed Block Plan) 25/02/2022;
- o Drawing 02 (Existing Elevations) 25/02/2022;
- o Drawing 01 (Existing Plans) 25/02/2022;
- o Drawing 07 (Proposed Roof Plans) 25/02/2022;
- o Drawing 08 (Proposed Section AA) 25/02/2022;
- o Drawing 10 (Existing/Proposed Block Plans) 25/02/2022;

3 BUILDING REGULATIONS AND PARTY WALL ACT

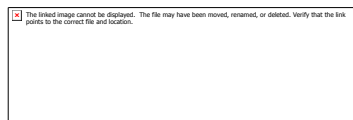
This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 14 April 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



NOTES

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus, was would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use, operation or matter is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the other matters relevant to determining such lawfulness.

Gravesham Borough Council

Gravesham Borough Council

Application	20220209
Site Address	17 Lynton Road South Gravesend Kent DA11 7NF
Date	14 April 2022
PMSA Number	0100019166

OS Map – Scale 1:1,250



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